

SUBMIT: COMPLETED APPLICATION, TAX STATEMENT AND FEE TO:
Bayfield County
Planning and Zoning Depart.
PO Box 58
Washburn, WI 54891
(715) 373-6138

APPLICATION FOR PERMIT
BAYFIELD COUNTY, WISCONSIN

RECEIVED
Date Stamp (Received)

JAN 31 2022

Bayfield Co.
Planning and Zoning Agency

Permit #:	22-0267
Date:	10-5-2022
Amount Paid:	\$450 2-1-22 JTB
Other:	Emp S/P 100 - 2-28-22 JTB
Refund:	received

INSTRUCTIONS: No permits will be issued until all fees are paid.
Checks are made payable to: Bayfield County Zoning Department.

DO NOT START CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN ISSUED TO APPLICANT.

Original Application MUST be submitted

FILL OUT IN INK (NO PENCIL)

TYPE OF PERMIT REQUESTED	<input checked="" type="checkbox"/> LAND USE	<input type="checkbox"/> SANITARY	<input type="checkbox"/> PRIVY	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> B.O.A.	<input type="checkbox"/> OTHER
Owner's Name:	CTD	Mailing Address:	28190 St Hwy 137	City/State/Zip:	Ashland WI 54806	Telephone:	
Address of Property:	9838 Teepee Trl	City/State/Zip:	Iron River 54847	Cell Phone:			
Email: (print clearly)	Tdykstra@dykstraconstructioninc.com						
Contractor:	Dykstra Construction	Contractor Phone:	715-682-9599	Plumber:		Plumber Phone:	
Authorized Agent: (Person Signing Application on behalf of Owner(s))	Tim Dykstra	Agent Phone:	715-682-9599	Agent Mailing Address (include City/State/Zip):	50181 St Hwy 13 Ashland WI 54806	Written Authorization Required (for Agent)	
PROJECT LOCATION	Legal Description: (Use Tax Statement)	Tax ID#	34995	Recorded Document: (Showing Ownership)	1002	712	
1/4, 1/4	Gov't Lot	Lot(s)	CSM	Vol & Page	CSM Doc #	Lot(s) #	Block #
				V. 9 P. 208	1563	3	
Section 33	Township 47	N, Range 08	W	Town of:	Iron River	Lot Size	Acreage 4

<input checked="" type="checkbox"/> Shoreland	<input type="checkbox"/> Is Property/Land within 300 feet of River, Stream (incl. Intermittent) Creek or Landward side of Floodplain? If yes---continue →	Distance Structure is from Shoreline : 192 feet	Is your Property in Floodplain Zone? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are Wetlands Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input checked="" type="checkbox"/> Is Property/Land within 1000 feet of Lake, Pond or Flowage If yes---continue →	Distance Structure is from Shoreline : 192 feet		
<input type="checkbox"/> Non-Shoreland				

Value at Time of Completion * include donated time & material	Project	Project # of Stories	Project Foundation	Total # of bedrooms on property	What Type of Sewer/Sanitary System(s) Is on the property or Will be on the property?	Type of Water on property
\$ 150,000	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> 1-Story	<input type="checkbox"/> Basement	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> Municipal/City	<input type="checkbox"/> City
	<input type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> 1-Story + Loft	<input type="checkbox"/> Foundation	<input type="checkbox"/> 2	<input type="checkbox"/> (New) Sanitary Specify Type:	<input checked="" type="checkbox"/> Well
	<input type="checkbox"/> Conversion	<input type="checkbox"/> 2-Story	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> 3	<input checked="" type="checkbox"/> Sanitary (Exists) Specify Type:	<input type="checkbox"/>
	<input type="checkbox"/> Relocate (existing bldg)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Privy (Pit) or <input type="checkbox"/> Vaulted (min 200 gallon)	<input type="checkbox"/>
	<input type="checkbox"/> Run a Business on Property	<input type="checkbox"/>	<input type="checkbox"/> Use	<input type="checkbox"/> None	<input type="checkbox"/> Portable (w/service contract)	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Year Round	<input type="checkbox"/>	<input type="checkbox"/> Compost Toilet	<input type="checkbox"/>
			<input checked="" type="checkbox"/> Seasonal	<input checked="" type="checkbox"/> None		

Existing Structure: (if addition, alteration or business is being applied for)	Length: 24	Width: 20	Height: 12
Proposed Construction: (overall dimensions)	Length: 24	Width: 28	Height: 28

Proposed Use	✓	Proposed Structure	Dimensions	Square Footage
<input checked="" type="checkbox"/> Residential Use	<input type="checkbox"/>	Principal Structure (first structure on property)	(X)	
	<input type="checkbox"/>	Residence (i.e. cabin, hunting shack, etc.)	(X)	
		with Loft	(X)	
		with a Porch	(X)	
		with (2nd) Porch	(X)	
		with a Deck	(X)	
<input type="checkbox"/> Commercial Use		with (2nd) Deck	(X)	
		with Attached Garage	(X)	
<input type="checkbox"/> Municipal Use	<input checked="" type="checkbox"/>	Bunkhouse w/ (<input type="checkbox"/> sanitary, or <input checked="" type="checkbox"/> sleeping quarters, or <input type="checkbox"/> cooking & food prep facilities)	(12 X 28)	672
	<input type="checkbox"/>	Mobile Home (manufactured date)	(X)	
	<input type="checkbox"/>	Addition/Alteration (explain)	(X)	
	<input checked="" type="checkbox"/>	Accessory Building (explain) garage w/ Bunkhouse	(24 X 28)	
	<input type="checkbox"/>	Accessory Building Addition/Alteration (explain)	(X)	
	<input type="checkbox"/>	Special Use: (explain)	(X)	
	<input type="checkbox"/>	Conditional Use: (explain)	(X)	
	<input type="checkbox"/>	Other: (explain)	(X)	

FAILURE TO OBTAIN A PERMIT or STARTING CONSTRUCTION WITHOUT A PERMIT WILL RESULT IN PENALTIES

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by Bayfield County in determining whether to issue a permit. I (we) further accept liability which may be a result of Bayfield County relying on this information I (we) am (are) providing in or with this application. I (we) consent to county officials charged with administering county ordinances to have access to the above described property at any reasonable time for the purpose of inspection.

Owner(s):
(If there are Multiple Owners listed on the Deed All Owners must sign or letter(s) of authorization must accompany this application)

Date

Authorized Agent: T Dykstra (See Note below)
(If you are signing on behalf of the owner(s) a letter of authorization must accompany this application)

Date 1-28-22

Address to send permit

Attach
Copy of Tax Statement

If you recently purchased the property send your Recorded Deed

Need Loft Dimensions
Lot Line Determination - Condition don't match Sanitary Requirements



APPLICANT - PLEASE COMPLETE PLOT PLAN

In the box below: **Draw or Sketch your Property** (regardless of what you are applying for)

- (1) Show Location of:

(2) Show / Indicate:

(3) Show Location of (*):

(4) Show:

(5) Show:

(6) Show any (*):

(7) Show any (*):
- Proposed Construction

North (N) on Plot Plan

(*) Driveway and (*) Frontage Road (Name Frontage Road)

All Existing Structures on your Property

(*) Well (W); (*) Septic Tank (ST); (*) Drain Field (DF); (*) Holding Tank (HT) and/or (*) Privy (P)

(*) Lake; (*) River; (*) Stream/Creek; or (*) Pond

(*) Wetlands; or (*) Slopes over 20%

Fill Out in Ink – NO PENCIL

Please complete (1) – (7) above (prior to continuing)

Changes in plans must be approved by the Planning & Zoning Dept.

- (8) Setbacks: (measured to the closest point)

Description	Setback Measurements		Description	Setback Measurements	
Setback from the Centerline of Platted Road	105	Feet	Setback from the Lake (ordinary high-water mark)	192	Feet
Setback from the Established Right-of-Way		Feet	Setback from the River, Stream, Creek		Feet
			Setback from the Bank or Bluff		Feet
Setback from the North Lot Line	10	Feet			
Setback from the South Lot Line	28	Feet	Setback from Wetland		Feet
Setback from the West Lot Line	10	Feet	20% Slope Area on the property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Setback from the East Lot Line	60	Feet	Elevation of Floodplain		Feet
Setback to Septic Tank or Holding Tank	60	Feet	Setback to Well		Feet
Setback to Drain Field	70	Feet			
Setback to Privy (Portable, Composting)		Feet			

Prior to the placement or construction of a structure within ten (10) feet of the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner or marked by a licensed surveyor at the owner's expense.

Prior to the placement or construction of a structure more than ten (10) feet but less than thirty (30) feet from the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner, or verifiable by the Department by use of a corrected compass from a known corner within 500 feet of the proposed site of the structure, or must be marked by a licensed surveyor at the owner's expense.

- (9) Stake or Mark Proposed Location(s) of New Construction, Septic Tank (ST), Drain field (DF), Holding Tank (HT), Privy (P), and Well (W).

NOTICE(s):

All Land Use Permits Expire One (1) Year from the Date of Issuance if Construction or Use has not begun.
For the Construction of New One & Two Family Dwelling: ALL Municipalities Are Required To Enforce The Uniform Dwelling Code.
The local Town, Village, City, State or Federal agencies may also require permits.

If subject property is part of a Condominium Plat, applicant hereby certifies and represents that applicant has all necessary approvals and recorded documents required to complete the project for which this permit is sought including requirements set forth in Wisconsin statutes pertaining to condominium associations, the Declaration of the Condominium Association in which the property is located, and all other rules, regulations and requirements pertaining to that Condominium Association.

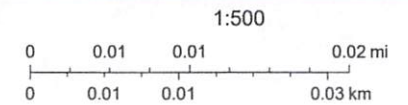
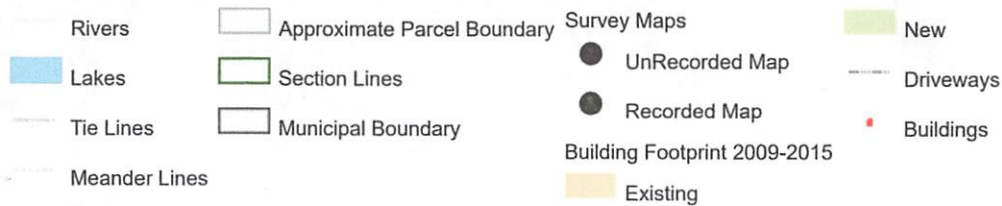
You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification web page or contact a department of natural resources service center (715) 685-2900.

Issuance Information (County Use Only)	Sanitary Number: 08-1955	# of bedrooms: 3	Sanitary Date: 12-1-08			
Permit Denied (Date):	Reason for Denial:					
Permit #: 02.0367	Permit Date: 10-5-2022					
Is Parcel a Sub-Standard Lot	<input type="checkbox"/> Yes (Deed of Record)	<input checked="" type="checkbox"/> No	Mitigation Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Affidavit Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is Parcel in Common Ownership	<input checked="" type="checkbox"/> Yes (Fused/Contiguous Lot(s))	<input type="checkbox"/> No	Mitigation Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Affidavit Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is Structure Non-Conforming	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
Granted by Variance (B.O.A.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Case #:	Previously Granted by Variance (B.O.A.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Case #:	
Was Parcel Legally Created	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Were Property Lines Represented by Owner	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Was Proposed Building Site Delineated	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Was Property Surveyed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Inspection Record: The attached emails regarding easements are from a different CSM property where the owner had two CSM lots and wanted to expand a garage. In this application, the garage isn't expanding toward the easement but	Zoning District (R1)			Lakes Classification (1)		
Date of Inspection:	Inspected by:	Date of Re-Inspection:				
Condition(s): Town, Committee or Board Conditions Attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – (If No they need to be attached.)						
- Build as proposed - If pressurized water enters structure get septic permits						
- Get required UDC Inspections for Habitation						
- Install and maintain stormwater drainage into rain gardens as proposed (\$149)						
Signature of Inspector: [Signature]			Date of Approval: 3/18/22			
Hold For Sanitary: <input type="checkbox"/>	Hold For TBA: <input type="checkbox"/>	Hold For Affidavit: <input type="checkbox"/>	Hold For Fees: <input type="checkbox"/>	<input type="checkbox"/>		

Bayfield County, WI



1/28/2022, 8:53:15 AM



Bayfield

Driveway Impervious Surface



2/11/2022, 10:18:39 AM

- Rivers
- Lakes
- Tie Lines
- Meander Lines
- Approximate Parcel Boundary
- Section Lines
- Municipal Boundary
- New
- Existing
- UnRecorded Map
- Recorded Map
- Building Footprint 2009-2015
- Driveways
- Buildings

1:500

0 0.01 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Bayfield

Bayfield County Impervious Surface Calculations

These calculations are **REQUIRED** per WI Admin Code NR 115.05(1)(e) and Section 13-1-32(g) and 13-1-40(h) of the Bayfield County Code of Ordinances. The undersigned hereby makes application for construction, reconstruction, expansion, replacement or relocation of any impervious surface within 300 feet of the ordinary high water mark and agrees that all activities shall be in accordance with the requirements of the Bayfield County Code of Ordinances and all other applicable ordinances and the laws of the State of Wisconsin.

Pursuant to Chapter 1, Title 13, Section 13-1-106(d) of the Bayfield County Zoning Ordinance(s), Planning and Zoning Department employees assigned to inspect properties shall have access to said properties to make inspections.

Property Owner(s): CTD LLC				
Mailing Address: Ashland WI 54806		Property Address		
28190 State Hwy 137		9838 Tee Pee Trail Iron River WI 54847		
Legal Description: _____ 1/4, _____ 1/4,		Section, Township, Range		
		Sec 33 Township 47 N, Range 8 W		
Authorized Agent/Contractor Tim Dykstra		Gov't Lot	Lot # 3	CSM# 1563
				Vol & Page V.9 P.208
Lot(s) #	Block(s) #	Subdivision Lots 25 + 26		Town of:
		Ledins Sub in Govt Lots 45		Iron River
Parcel ID # (PIN #)		Tax ID #		Date:
04-024-2-47-08-33-1 00-207-39300		34995		

Impervious Surface: An area that releases as runoff all or a majority of the precipitation that falls on it. "Impervious surface" excludes frozen soil but includes rooftops, sidewalks, driveways, parking lots and streets unless specifically designed, constructed and maintained to be pervious.

Calculation of Impervious Surface: Percentage of impervious surface shall be calculated by dividing the surface area of existing and proposed impervious surfaces on the portion of a lot or parcel that is within 300 feet of the ordinary high water mark by the total surface area of the lot or parcel, multiplied by 100.

Impervious Surface Standard: Allow up to 15% impervious surface but not more than 30% impervious surface on the portion of a lot or parcel that is within 300 feet of the ordinary high water mark. A permit can be issued for development that exceeds 15% impervious surface but not more than 30% impervious surfaces with a mitigation plan that meets the requirements of the Bayfield County Ordinance(s).

Existing Impervious Surfaces: For existing impervious surfaces that were lawfully placed when constructed but that do not comply with the standards in Section(s) 13-1-32(g) and Section 13-1-40(h), the property owner may do any of the following:

- a. Maintenance and repair of all impervious surfaces:
- b. Replacement of existing impervious surfaces with similar surfaces within the existing building footprint;
- c. Relocation or modification of existing impervious surfaces with similar or different impervious surfaces, provided that the relocation or modification does not result in an increase in the percentage that existed on the effective date of the county shoreland ordinance, and meets the applicable setback requirements in Section 13-1-32.

Impervious Surface Item	Dimension	Area (Square Footage)
Existing House	<i>~52 x 36</i>	<i>1768</i>
Existing Accessory Building/Garage		
Existing Sidewalk(s), Patio(s) & Deck(s)		
Existing Covered Porch(es), Driveway & Other Structures	<i>Driveway 10 x 48 Deck</i>	<i>5624 480</i>
Proposed Addition/House		
Proposed Accessory Building/Garage	<i>Garage w/ 2' overhang 28 x 32</i>	<i>896</i>
Proposed Sidewalk(s) & Patio(s)		
Proposed Covered Porch(es) & Deck(s)		
Proposed Driveway		
Proposed Other Structures		
Total:		

- a. Total square footage of lot: *43560*
- b. Total impervious surface area: *8768*
- c. Percentage of impervious surface area: $100 \times (b)/a =$ *20%*

If the proposed impervious surface area is greater than 15% mitigation is required.

Total square footage of additional impervious surface allowed: @ 15% _____ @ 30% *4300 sq ft*

Issuance Information (County Use Only)		Date of Inspection:
Inspection Record: <i>Property under 2 ft of snow. Calculation was done using aerial imagery.</i>		Zoning District (<i>R1</i>) Lakes Classification (<i>1</i>)
Condition(s): <i>House + Garage to be guttered into a Rain garden</i>		Stormwater Management Plan Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Signature of Inspector: <i>[Signature]</i>		Date of Approval: <i>3/18/22</i>

Bayfield County, WI



Franki Gross

From: Travis Tulowitzky
Sent: Monday, February 28, 2022 4:14 PM
To: Tim Dykstra
Cc: Franki Gross
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)
Attachments: Vernon Mitagation plan.pdf

Tim & Franki,

Attached is the plan from Tim Dykstra and the Impervious Surface Calculation from Todd Norwood. Based on this information and the information provided below, the raingarden should be sized based on being >30' from the downspout:

896 sqft proposed garage roof + 1768 sqft existing house roof + 600 sqft lawn area upslope = 3264 sqft x .03= 98 Sq.ft. raingarden

This should reduce the impervious surface from 20% to 14%.

Franki- Including this e-mail along with the attached drawing, I would accept as the stormwater management plan.

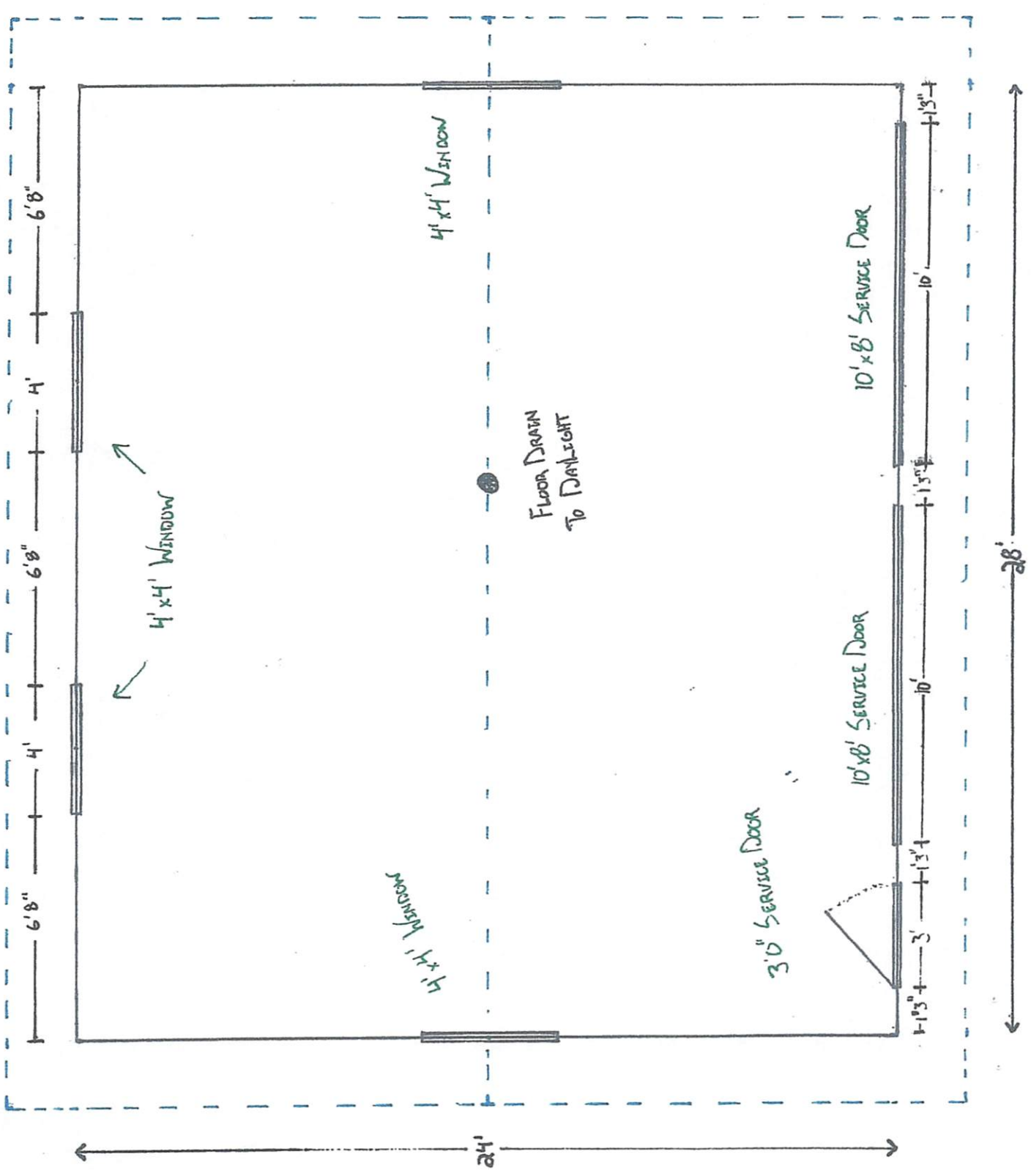
Thanks,

Travis

Travis Tulowitzky
Conservation Technician
Bayfield County Land & Water Conservation
(715) 373-6167
travis.tulowitzky@bayfieldcounty.wi.gov

1/24/22 JORDO

VERNON Bunkhouse 24' x 28'

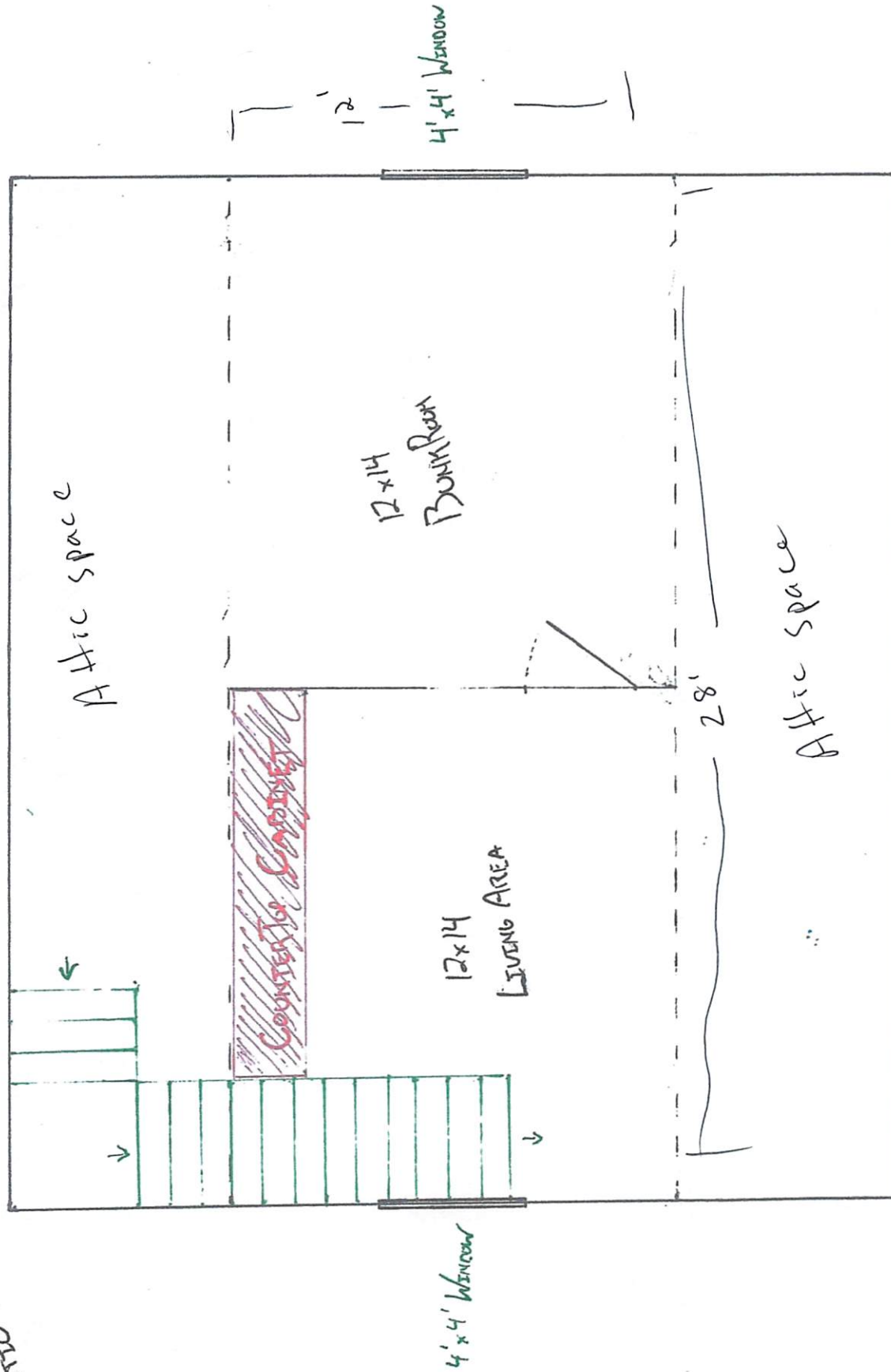


VERNON BUNKHOUSE 24x28

ATTIC AREA

12x28
UPSTAIRS BUNKHOUSE

1/24/22 JORDO



Todd Norwood

From: Todd Norwood
Sent: Friday, February 11, 2022 12:49 PM
To: Tim Dykstra
Subject: RE: Signed Document

I did an impervious surface calculation this morning. We'll need a \$100 fee. I'm coming up with around 20% impervious surface based on aerial imagery. Everything is covered in snow and a little difficult to do on-site. My guess is I probably underestimated the amount. Once a parcel is over 15% impervious surface we have to require mitigation. There's a number of options that we could discuss. However, one option could be that they put gutters on the house and garage and direct the runoff to a rain garden or infiltration basin. That would put them at about 14% impervious and no other mitigation requirements would be needed. Whatever they come up with, it'll need to be in a plan and may need to be approved by Land & Water Conservation Department.

We can discuss on the phone if you'd like. Sounds like you're probably sitting on a beach and that might ruin your relaxation!

From: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Sent: Friday, February 11, 2022 12:37 PM
To: Todd Norwood <todd.norwood@bayfieldcounty.wi.gov>
Subject: Re: Signed Document

I can get you the impervious calc form on Monday
Thanks

Get [Outlook for iOS](#)

From: Todd Norwood <todd.norwood@bayfieldcounty.wi.gov>
Sent: Friday, February 11, 2022 2:36:13 PM
To: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Subject: RE: Signed Document

Got it. Thanks.

From: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Sent: Friday, February 11, 2022 12:32 PM
To: Todd Norwood <todd.norwood@bayfieldcounty.wi.gov>
Subject: Fwd: Signed Document

Letter of authorization for Vernon

Get [Outlook for iOS](#)

From: Brad Gustafson <bgustafson@northernclearing.com>
Sent: Tuesday, February 1, 2022 4:21:16 PM
To: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Subject: Signed Document

Tim,

Todd Norwood

From: pmckuen@pineridgesurveying.com
Sent: Wednesday, May 29, 2019 4:51 PM
To: Todd Norwood; Linda Coleman; Robert Schierman
Subject: RE: FW: Easement

Yes, move forward. In the event of a sale with no recorded easement and easement would most certainly be granted by a judge!

Patrick A. McKuen, PLS
Professional Land Surveyor



Pine Ridge Land S
Professional Land Sur
Values & Qualifications



A Certified Wisconsin DBE

Company

29390 Woodland Rd.
Ashland, WI 54806
Office: (715) 682-2969
Cell: (715) 292-5601
www.pineridgesurveying.com

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----- Original Message -----

Subject: RE: FW: Easement
From: Todd Norwood <tnorwood@bayfieldcounty.org>
Date: Wed, May 29, 2019 4:46 pm
To: "pmckuen@pineridgesurveying.com" <pmckuen@pineridgesurveying.com>, Linda Coleman <linda@washburnlawyers.com>, Robert Schierman <RSchierman@bayfieldcounty.org>

Yes, I'm still fairly confused what the proper path forward should be. I suggested to Rick Sherrard he should have easement language developed and recorded on the deed to be located on the north end of Lot 1. That suggestion was based on a phone conversation I had with Linda that pre-dated her email from May 17th below.

Based on Linda's email, is the proper way forward to not worry about an easement now (because apparently we can't) and assume if he sells Lot 2 an easement is developed at that time? Additionally, if for some reason Lot 2 is sold

without legal access the new owner of Lot 2 would need to litigate for an easement of necessity?

Thanks,
Todd

From: pmckuen@pineridgesurveying.com <pmckuen@pineridgesurveying.com>
Sent: Wednesday, May 29, 2019 4:21 PM
To: Linda Coleman <linda@washburnlawyers.com>; Robert Schierman <RSchierman@bayfieldcounty.org>
Cc: Todd Norwood <tnorwood@bayfieldcounty.org>
Subject: RE: FW: Easement

Todd,

I just got another call from Rick Sherrard regarding his permit/easement. He tried to hire me to draft a new legal for him on the north end of his property. He said this is what you asked him to do. I cannot draft an easement over and across a piece of property benefiting another property that is all owned by the same person!

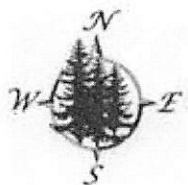
Easement: *An interest in land created by grant or agreement that confers a right upon owners to some profit, benefit, dominion, or lawful use of or over the estate of **another**; it is distinct from ownership of soil.....*

I can draft an easement until I'm blue in the face and record it, however, it's automatically terminated since he is the owner of both parcels. He cannot grant himself use to his land, that is already implied.

I believe you're getting hung up on wondering what is going to happen if this guy sells one of the lots. THAT is when an easement would get created!

Sincerely,

Patrick A. McKuen, PLS
Professional Land Surveyor



Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services

Value & Quality in a Timely Manner...



A Certified Wisconsin

DBE Company

29390 Woodland Rd.
Ashland, WI 54806
Office: (715) 682-2969
Cell: (715) 292-5601
www.pineridgesurveying.com

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----- Original Message -----

Subject: RE: FW: Easement

From: Linda Coleman <linda@washburnlawyers.com>

Date: Fri, May 17, 2019 9:48 am

To: Robert Schierman <RSchierman@bayfieldcounty.org>

Cc: Todd Norwood <tnorwood@bayfieldcounty.org>, "
<pmckuen@pineridgesurveying.com>" <pmckuen@pineridgesurveying.com>

Gentlemen,

Pat is right, presuming the two parcels are held by the same title owner. It is a common law doctrine – not statutory, and it is the doctrine of merger. I haven't run into it before. I am cc'ing Pat on this email so thanks, Pat, for pointing this out.

So, coming full circle back to our original problem, there is no more easement where it was previously located because the dominant and servient estate has merged. So no problem with expanding the garage. However, this causes an issue because now we have a second lot that has no access, which I understand was a condition of allowing one lot to be divided into two in the first place.

Lot 2 currently exists without legal access. I suppose that's not a problem if the owner of Lot 1 knows that he cannot sell Lot 2 without creating a new easement somewhere on Lot 1. I do want to point out that any purchaser would very likely be entitled to an easement of necessity, which exists where a common owner serves a landlocked portion of his or her property by deeding it to another owner. However, to get that easement, the new buyer would have to litigate.

From: pmckuen@pineridgesurveying.com

<pmckuen@pineridgesurveying.com>

Sent: Friday, May 17, 2019 8:32 AM

To: Robert Schierman <RSchierman@bayfieldcounty.org>; Pat McKuen

<CountySurveyor@bayfieldcounty.org>

Cc: Todd Norwood <tnorwood@bayfieldcounty.org>

Subject: RE: FW: Easement

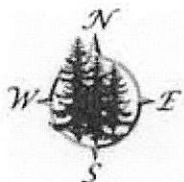
Termination by Law

The land that benefits from the easement is the dominant estate. The land subject to the easement is the servient estate. When the owner of the servient estate purchases the dominant estate, the easement automatically terminates by operation of law. Thus an owner of land can eliminate an access road across his property by purchasing any adjoining tract that uses the road by reason of an easement.

I do not agree with Linda's statement. In fact, I have constantly been taught the contrary. If you research the subject I believe you will find the same as above...

You CANNOT have an easement to yourself!

Patrick A. McKuen, PLS
Professional Land Surveyor



Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services

Value & Quality in a Timely Manner...



A Certified

Wisconsin DBE Company

29390 Woodland Rd.

Ashland, WI 54806

Office: (715) 682-2969

Cell: (715) 292-5601

www.pineridgesurveying.com

CONFIDENTIALITY NOTICE:

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----- Original Message -----

Subject: FW: Easement

From: Robert Schierman <RSchierman@bayfieldcounty.org>

Date: Fri, May 17, 2019 8:16 am

To: Pat McKuen <CountySurveyor@bayfieldcounty.org> ,

""pmckuen@pineridgesurveying.com"" <pmckuen@pineridgesurveying.com>

FYI

Robert Schierman, Director

Bayfield County Planning and Zoning

2018 Wisconsin County Code Administrators (WCCA) President

Office (715) 373-6138

Cell (715) 209-7982

Fax (715) 373-0114

From: Linda Coleman <linda@washburnlawyers.com>

Sent: Wednesday, May 15, 2019 12:48 PM

To: Robert Schierman <RSchierman@bayfieldcounty.org>; Todd

Norwood <tnorwood@bayfieldcounty.org>

Subject: RE: Easement

A valid easement does not terminate if the lots served by it come under common ownership. This is precisely for the reason identified in the original question – one lot may be sold later, and an easement may still be needed.

That said, an easement *can* be extinguished voluntarily by a landowner if he owns all lots serviced by that easement. No one can unilaterally extinguish an easement unless they own all properties that are benefitted by the easement. In this case, it sounds like one owner holds title to all benefitted parcels. He can record a document with register of deeds extinguishing the easement. Thus, any future buyer (should he try to sell the second lot) will have notice that there is no longer an easement. A new easement may be created at that time, if that's what the property owners decide.

Linda Coleman

Sent from Mail for Windows 10

From: Robert Schierman <RSchierman@bayfieldcounty.org>

Sent: Wednesday, May 15, 2019 12:44:00 PM

To: Linda Coleman

Subject: FW: Easement

Please advise on Todd's question below regarding an easement road on a CSM where the applicant in question owns two lots so the easement benefits nobody.

Robert Schierman, Director
Bayfield County Planning and Zoning
2018 Wisconsin County Code Administrators (WCCA) President
Office (715) 373-6138
Cell (715) 209-7982
Fax (715) 373-0114

From: Pat McKuen

Sent: Wednesday, May 15, 2019 12:35 PM

To: Todd Norwood <tnorwood@bayfieldcounty.org>

Cc: Robert Schierman <RSchierman@bayfieldcounty.org>

Subject: Re: Easement

Hi Todd,

I have a feeling that this will not be a one time situation. I believe that this is a legal matter and not a survey matter and therefore should be handled by our corporate counsel. They are obviously the experts at the law and although I can show you this or that it doesn't mean I have the knowledge and/or authority to make a final decision as to the legality of when and how an easement becomes extinguished. I believe that after our counsel reviews and makes the determination we can use that decision from now on.

Thanks,

Patrick A. McKuen, PLS
Bayfield County Surveyor

From: Todd Norwood
Sent: Thursday, May 9, 2019 11:44:00 AM
To: Pat McKuen
Cc: Robert Schierman
Subject: Easement

Hello Pat,

I wanted to follow-up with you on whether an access easement disappears when the same landowner owns both lots identified on a CSM. In reference to the lots we discussed last week, I looked at multiple deeds and they don't appear to mention an easement. I think you were going to try and find the statute that mentions the easement is void in this situation.

If the easement isn't conveyed by the deed and is also void on the CSM since both lots are under the same ownership, I'm not sure how we approach permitting the addition to the structure. The question remains, what happens if he sells Lot 2 a few months from now, either suggesting the easement identified on the CSM is valid (and then we have an illegal structure) or he suggests the easement is valid for the sale but following the sale tells the new owner they have no access. Or, maybe he wants to legitimately sell Lot 2 but realizes he has no access to the parcel because the expanded garage is now preventing what may be the only reasonable area for an easement. Does he need to tear down the garage?

I realize some of these questions probably aren't your area of concern and it may be up to Rob and I to determine what to do. But, I'm throwing them out there anyways.

Thanks,

Todd Norwood
Assistant Zoning Administrator
Bayfield County Planning and Zoning Department
715-373-6138 ext. 336
tnorwood@bayfieldcounty.org

17156850789

715-682-9405

P.1

12:12
24 2009 12:00PM HP LASERJET FAX**MEMBERS' AGREEMENT**

THIS AGREEMENT (this "Agreement") between the undersigned members (collectively, the "Members," and individually, a "Member") of C.T.D., LLC, a Wisconsin limited liability company (the "Company"), for the purposes set forth below, and Craig D. Vernon (the "Organizer") solely for the purpose of making the acknowledgment at the end of this Agreement, is effective as of June 20, 2006.

R E C I T A L S

The Members have formed the Company by having the Organizer file with the Wisconsin Department of Financial Institutions Articles of Organization, a copy of which is attached to this Agreement and incorporated by this reference, as provided in the Wisconsin Limited Liability Company Law (the "WLLCL"); and

The Members affirm their respective memberships in the Company, acknowledge the contributions and the values of the contributions made by each of them, and assent to the operation of the Company under the WLLCL.

NOW, THEREFORE, in consideration of the mutual promises made in this Agreement, the Members agree as follows:

Section 1. Member Contribution. Each Member has contributed the property described on the Property Schedule attached to this Agreement, which contributions the Members have unanimously valued as set forth on the Property Schedule attached to this Agreement as required by section 183.0501 of the WLLCL. The Members have not agreed to make any additional contributions to the Company.

Section 2. Company Dissolution. The Company is to be dissolved and its business wound up as provided in the WLLCL.

Section 3. Member Management. The provisions of the WLLCL relating to a limited liability company the management of which has been vested in its members shall apply with full force and effect without amendment to the Company's operations and management, except as otherwise specifically provided in this Agreement.

Section 4. No Withdrawal; No Distribution in Redemption on Dissociation. No Member may voluntarily withdraw or resign from the Company, and the dissociation of a Member from the Company, within the meaning of section 183.0802 of the WLLCL, to the extent it does not cause a dissolution of the Company pursuant to section 183.0901 of the WLLCL, will not entitle the dissociating member to receive a distribution in complete redemption of the fair value of the Member's interest in the Company.

Dated: 6-14-06

Signature

Craig D. Vernon

Richard M. Vernon

Todd G. Vernon

Address

1805 West Main Street,
Ashland, WI 54806

1805 West Main Street,
Ashland, WI 54806

1805 West Main Street,
Ashland, WI 54806

ACKNOWLEDGMENT

THE UNDERSIGNED acknowledges that Exhibit A contains a true and correct copy of the Articles of Organization filed by me with the Wisconsin Department of Financial Institutions to organize the Company.

Craig D. Vernon, Organizer

Received Time Aug. 24. 12:20PM



* 2 0 2 2 R - 5 9 3 8 4 7 1 *

FLOWS AND LOADS AFFIDAVIT

Legal Description:

____ 1/4, ____ 1/4, Section 33, Township 47 N, Range 08 W

Add'l Legal _____

____ Gov't Lot ____
Lot ____ Block ____ Subdivision or CSM #1563 IN V.9 P.208

CSM Doc # (required) 1563 CSM Vol/Page V.9 P.208

Tax ID # 34995 2007A-516506 Township IRON RIVER

Property Owner CTD LLC

Mailing Address 9838 TEEPEE TRAIL

City, State, Zip IRON RIVER, WI, 54847

2022R-593847

DANIEL J. HEFFNER
BAYFIELD COUNTY, WI

REGISTER OF DEEDS

03/17/2022 10:16AM

TF EXEMPT #:

RECORDING FEE: 30.00

PAGES: 1

Recording Area

Return To:

Planning and Zoning Dept

It has been determined that the existing private sewage system (or components thereof) located on the above described parcel of land is sized for # 3 bedrooms and 450 gallons per day. Therefore the POWTS is not adequately sized to accommodate an increase in the number of bedrooms for the dwelling served or to be served. To resolve this situation without replacing the private sewage system at this time, the owner(s) of the above described property agree to the following stipulations:

1. Occupancy exceeding this number may constitute a violation of State and County private sewage system regulations. The Governmental Unit may issue orders to correct and/or may commence legal action if at any time it is determined that occupancy exceeds the maximum listed number contrary to this agreement.
2. It is understood when the existing POWTS fails it shall be replaced with a properly sized and code compliant private sewage system. This information is on file in the office of the County Planning & Zoning Department.
3. This Agreement is binding upon the Owner and his/her heirs, successors, and assignees. The Owner shall have this Agreement filed and recorded with the County Register of Deeds in a manner which will permit the existence of the Agreement to be determined by reference to the Property containing the sewage system.
4. This Agreement will remain in effect until the Governmental Unit, responsible for the issuance of sanitary permits for POWTS, certifies that this restriction is no longer required.
 - > 450 gallons per day or 6 persons (maximum occupancy for structure)
 - > _____ gallons per day or _____ persons (child occupancy for day care in structure)

Owner(s) Name(s) – Please Print <u>CTD LLC</u>	Subscribed and sworn to before me on this date: <u>3/17/2022</u>
Notarized Owner(s) – Signature(s) <u>[Signature]</u>	Notary Public <u>[Signature]</u>
	My Commission Expires: <u>11-11-2022</u>

Drafted by: Jim Dykstra Date: 3/17/22

EXHIBIT A
PAGE 1 OF 2

RECEIVED

APR 18 2022

Bayfield Co.
Planning and Zoning Agency



Sec. 183.0202
Wis. Stats.

State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin limited liability company under Ch. 183 of the Wisconsin statutes:

- Article 1. **Name of the limited liability company:**
C.T.D., LLC
- Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**
- Article 3. **Name of the initial registered agent.**
Craig D. Vernon
- Article 4. **Street address of the initial registered office.**
1805 West Main Street
Ashland, WI 54806
United States of America
- Article 5. **Management of the limited liability company shall be vested in:**
Members
- Article 6. **Name and complete address of each organizer:**

Craig D. Vernon
1805 West Main Street
Ashland, WI 54806 United States of America

Other Information **This document was drafted by:**
Attorney Matthew F. Anich

Signature:
Craig D. Vernon

Contact Information:

**EXHIBIT A
PAGE 2 OF 2**

Matthew F. Anich
220 Sixth Avenue West
P.O. Box 677
Ashland, WI 54806
United States of America
dahlaw@ncis.net
715-682-9114

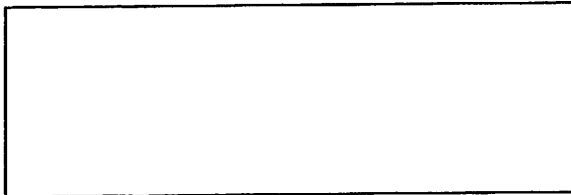
Date & Time of Receipt:
6/12/2006 8:30:13 AM

Credit Card Transaction Number:
2006612885749

RECEIVED

APR 18 2022

Bayfield Co.
Planning and Zoning Agency

ARTICLES OF ORGANIZATION - Limited Liability Company (Ch. 183)

Filing Fee: \$130.00
Total Fee: \$130.00

ENDORSEMENT

**State of Wisconsin
Department of Financial Institutions**

EFFECTIVE DATE	
6/12/2006	

FILED 6/14/2006	
	Entity ID Number C066069

RECEIVED

APR 18 2022

MEMBERS' AGREEMENT

Bayfield Co.
Planning and Zoning Agency

THIS AGREEMENT (this "Agreement") between the undersigned members (collectively, the "Members," and individually, a "Member") of C.T.D., LLC, a Wisconsin limited liability company (the "Company"), for the purposes set forth below, and Craig D. Vernon (the "Organizer") solely for the purpose of making the acknowledgment at the end of this Agreement, is effective as of June 20, 2006.

R E C I T A L S

The Members have formed the Company by having the Organizer file with the Wisconsin Department of Financial Institutions Articles of Organization, a copy of which is attached to this Agreement and incorporated by this reference, as provided in the Wisconsin Limited Liability Company Law (the "WLLCL"); and

The Members affirm their respective memberships in the Company, acknowledge the contributions and the values of the contributions made by each of them, and assent to the operation of the Company under the WLLCL.

NOW, THEREFORE, in consideration of the mutual promises made in this Agreement, the Members agree as follows:

Section 1. Member Contribution. Each Member has contributed the property described on the Property Schedule attached to this Agreement, which contributions the Members have unanimously valued as set forth on the Property Schedule attached to this Agreement as required by section 183.0501 of the WLLCL. The Members have not agreed to make any additional contributions to the Company.

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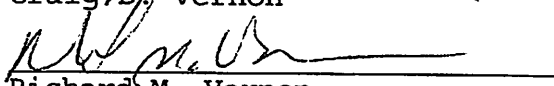
APR 18 2022

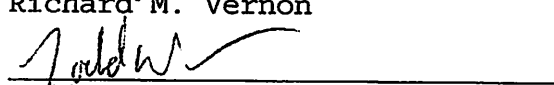
Dated: 6-14-06.

Bayfield Co.
Planning and Zoning Agency

Signature


Craig D. Vernon


Richard M. Vernon


Todd G. Vernon

Address


1805 West Main Street,
Ashland, WI 54806

1805 West Main Street,
Ashland, WI 54806

1805 West Main Street,
Ashland, WI 54806

ACKNOWLEDGMENT

THE UNDERSIGNED acknowledges that Exhibit A contains a true and correct copy of the Articles of Organization filed by me with the Wisconsin Department of Financial Institutions to organize the Company.


Craig D. Vernon, Organizer

RECEIVED

APR 18 2022

Bayfield Co.
Planning and Zoning Agency

Property Schedule

<u>Member</u>	<u>Property Contributed</u>	<u>Market Value</u>
Craig D. Vernon	\$1,000.00 cash	\$1,000.00
Richard M. Vernon	\$1,000.00 cash	\$1,000.00
Todd G. Vernon	\$1,000.00 cash	\$1,000.00

Each of the three initial Members shall be issued a certificate for 1,000 membership units in C.T.D., LLC in exchange for his initial \$1,000.00 contribution.

Mckenzie Slack

From: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Sent: Monday, September 26, 2022 10:28 AM
To: Mckenzie Slack
Subject: FW: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)
Attachments: Vernon Mitagation plan.pdf

From: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Sent: Monday, February 28, 2022 4:14 PM
To: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Cc: Franki Gross <franki.gross@bayfieldcounty.wi.gov>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

Tim & Franki,

Attached is the plan from Tim Dykstra and the Impervious Surface Calculation from Todd Norwood. Based on this information and the information provided below, the raingarden should be sized based on being >30' from the downspout:

896 sqft proposed garage roof + 1768 sqft existing house roof + 600 sqft lawn area upslope = 3264 sqft x .03= 98 Sq.ft. raingarden

This should reduce the impervious surface from 20% to 14%.

Franki- Including this e-mail along with the attached drawing, I would accept as the stormwater management plan.

Thanks,

Travis

Travis Tulowitzky
Conservation Technician
Bayfield County Land & Water Conservation
(715) 373-6167
travis.tulowitzky@bayfieldcounty.wi.gov

Impervious Surface Item	Dimension	Area (Square Footage)
Existing House	~52 x 36	1768
Existing Accessory Building/Garage		
Existing Sidewalk(s), Patio(s) & Deck(s)		
Existing Covered Porch(es), Driveway & Other Structures	Driveway 10 x 48 Deck	5624 480
Proposed Addition/House		
Proposed Accessory Building/Garage	garage w/ 2' overhang 28 x 32	896
Proposed Sidewalk(s) & Patio(s)		
Proposed Covered Porch(es) & Deck(s)		
Proposed Driveway		
Proposed Other Structures		
Total:		

a. Total square footage of lot: 43560

b. Total impervious surface area: 8768

c. Percentage of impervious surface area: $100 \times (b)/a =$ 20%

If the proposed impervious surface area is greater than 15% mitigation is required.

Total square footage of additional impervious surface allowed: @ 15% _____ @ 30% 4300 sq ft

Issuance Information (County Use Only) Inspection Record: <u>Property under 2 ft of snow. Calculation was done using aerial imagery.</u> Condition(s): Signature of Inspector:	Date of Inspection: Zoning District <u>(R1)</u> Lakes Classification <u>(1)</u> Stormwater Management Plan Required: <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Approval:
--	--

From: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Sent: Monday, February 28, 2022 3:16 PM
To: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

It will be greater than 30 away. Your example will be exactly right.
 672 sqft garage + 1274 sqft house + 600 sqft lawn area upslope= 2546 sqft x .03= 76.38 Sqft garden space.

From: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Sent: Monday, February 28, 2022 2:52 PM
To: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

Hey Tim,

Let me know which it is >30' or <30' from downspout to raingarden. And then, please update your equation. Thanks!

From: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Sent: Monday, February 28, 2022 2:33 PM
To: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

Gotcha
Makes sense

From: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Sent: Monday, February 28, 2022 2:29 PM
To: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Cc: Franki Gross <franki.gross@bayfieldcounty.wi.gov>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

Okay, it looks like your using a 0.03 infiltration rate(Sandy soils), which means the raingarden will be >30' away from the downspout. If so, then the sq.ft. of the lawn area upslope of the raingarden would need to be included. For Example, 672 sqft garage + 1274 sqft house + 600 sqft lawn area upslope= 2546 sqft x .03= 76.38 Sqft garden space.

If the downspout is <30' to the raingarden then use 0.17 ,0.13 or 0.11 depending on the garden depth.

Does this make sense?

Travis

Travis Tulowitzky
Conservation Technician
Bayfield County Land & Water Conservation
(715) 373-6167
travis.tulowitzky@bayfieldcounty.wi.gov

From: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Sent: Monday, February 28, 2022 1:34 PM
To: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Cc: Franki Gross <franki.gross@bayfieldcounty.wi.gov>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

Working with Todd before he left he did the calcs. He was coming up with 20% total impervious. With 14% once house and garage are treated by rain garden.

672 sqft garage + 1274 sqft house= 1995 sqft x .03= 59.85 Sqft garden space

From: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Sent: Monday, February 28, 2022 1:17 PM
To: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Cc: Franki Gross <franki.gross@bayfieldcounty.wi.gov>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

Hi Tim,

Please see the raingarden manual for sizing (Page 6-11): [RainGardenManualPrint.pdf \(wi.gov\)](#)

A few questions/comments:

- Are you over 15% impervious surface and are required to have a stormwater plan?
- If so, can you tell me what the total impervious surface is on the lot, including the proposed garage, and what percentage impervious surface/sq.ft. is treated by the raingarden?
- Another words, please include the raingarden(s) size and how much square footage/percentage of impervious surface is treated by the raingarden.

Thanks,

Travis

Travis Tulowitzky
Conservation Technician
Bayfield County Land & Water Conservation
(715) 373-6167
travis.tulowitzky@bayfieldcounty.wi.gov

From: Franki Gross <franki.gross@bayfieldcounty.wi.gov>
Sent: Monday, February 28, 2022 12:12 PM
To: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Cc: Travis Tulowitzky <travis.tulowitzky@bayfieldcounty.wi.gov>
Subject: RE: Vernon Project (9838 TeePee Trail, Iron River Tax ID#34995)

Hi Tim,

I just let Deb know that you sent me the plot plan showing the gutters & rain garden and she said you need to contact & submit it to Travis Tulowitzky in the Land & Water Conservation Dept.(I took it upon myself to CC: him in the email) 😊 I attached the map you sent me and will await for the approval from Travis.

NOTE:

Bayfield County Planning & Zoning is going through a transition at this time. We have only (1) inspector. Permit review and issuance will take much longer than normal. We ask that you please be patient with us during this transitional period.

Respectfully,

Franki Gross, Clerk II
Bayfield County Planning and Zoning Dept
117 E 5th Street
P.O. Box 58
Washburn, WI 54891
(715) 373-3510
(715) 979-5228 (Fax)
franki.gross@bayfieldcounty.wi.gov

From: Tim Dykstra <tdykstra@dykstraconstructioninc.com>
Sent: Monday, February 28, 2022 11:51 AM
To: Franki Gross <franki.gross@bayfieldcounty.wi.gov>
Subject: Vernon Project

Here you go,
Please let me know if you need anything else.

Thank You
Tim Dykstra
715-209-5748 Cell
tdykstra@dykstraconstructioninc.com



50181 St. Hwy. 13 Ashland, WI. 54806

715-682-9599

Tim Dykstra - Executive Supervisor

NEW CONSTRUCTION - REMODELING - EXCAVATING - CONCRETE



Website: dykstraconstructioninc.com

Email: info@dykstraconstructioninc.com

CONFIDENTIALITY NOTICE: This e-mail and any attachments may contain confidential or privileged information and is proprietary to Dykstra Construction, Inc.. You are hereby notified that any use, dissemination, distribution or copying of this e-mail and any attachments, or any information contained in them, by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient or otherwise receive this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete the original and any electronic copies, and destroy any printouts of this e-mail and any attachments.

Bayfield County, WI



DYKSTRA CONSTRUCTION, INC

**50181 State Hwy 13
ASHLAND, WI 54806**

715-682-9599

715-682-8410Fax

info@dykstraconstructininc.com

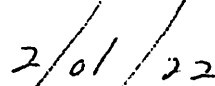
January 31, 2022

I, Todd Vernon, give Tim Dykstra, Dykstra Construction, Inc., the authority to sign any documents for permits on our behalf..



Todd Vernon

Date



Real Estate Bayfield County Property Listing

Today's Date: 1/28/2022

Property Status: **Current**

Created On: 3/19/2008 9:46:09 AM

Description	Updated: 3/26/2018
Tax ID:	34995
PIN:	04-024-2-47-08-33-1 00-207-39300
Legacy PIN:	
Map ID:	
Municipality:	(024) TOWN OF IRON RIVER
STR:	S33 T47N R08W
Description:	LOT 3 CSM #1563 IN V.9 P.208 (LOCATED IN LOTS 25 & 26 LEDINS SUB IN GOVT LOTS 4 & 5) IN V.1002 P.712
Recorded Acres:	1.000
Calculated Acres:	1.000
Lottery Claims:	0
First Dollar:	Yes
Zoning:	(R-1) Residential-1
ESN:	118


Tax Districts	Updated: 3/19/2008
1	STATE
04	COUNTY
024	TOWN OF IRON RIVER
163297	SCHL-MAPLE
001700	TECHNICAL COLLEGE

Recorded Documents	Updated: 6/2/2009
WARRANTY DEED	
Date Recorded: 9/12/2008	2008R-522834 1002-712
CERTIFIED SURVEY MAP	
Date Recorded: 9/25/2007	2007R-516506 9-207

Ownership	Updated: 3/26/2018
CTD LLC	ASHLAND WI

Billing Address:	Mailing Address:
CTD LLC 28190 STATE HWY 137 ASHLAND WI 54806	CTD LLC 28190 STATE HWY 137 ASHLAND WI 54806

Site Address	* indicates Private Road
9838 TEEPEE TRL	IRON RIVER 54847



Property Assessment

Updated: 7/30/2021

2021 Assessment Detail			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	188,100	118,300

2-Year Comparison	2020	2021	Change
Land:	188,100	188,100	0.0%
Improved:	313,300	118,300	-62.2%
Total:	501,400	306,400	-38.9%

Property History	
Parent Properties	Tax ID
04-024-2-47-08-33-1 00-207-39000	20337
04-024-2-47-08-33-1 00-207-40000	20338
04-024-2-47-08-33-1 00-207-41000	20339

HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

Tax ID: 20339 Pin: 04-024-2-47-08-33-1 00-207-41000 Leg. Pin: 024112509000
Tax ID: 20338 Pin: 04-024-2-47-08-33-1 00-207-40000 Leg. Pin: 024112508000
Tax ID: 20337 Pin: 04-024-2-47-08-33-1 00-207-39000 Leg. Pin: 024112507000
34995 This Parcel Parents Children

Real Estate Bayfield County Property Listing

House = 1767
8413 / 43560 = 19%

Property ID: 04-024-47-08-33-1-00-503-39300
Updated: 3/25/2018
Description: (024) TOWN OF IRON RIVER
233 TOWN RD NW
LOT 3 CSM 41563 IN V9 P208
(LOCATED IN LOTS 25 & 26 LEADING SUB
IN GOVT LOTS 4 & 5) IN V1002 P212
Recorded Address: 1.000
Calculated Address: 1.000
Lottery Claim: 0
First Dollar: Yes
Zoning: (R-1) Residential-1
ESN: 118

Tax Districts:
1
01
024
183397
001700

Recorded Documents:
WARRANTY DEED
Date Recorded: 8/12/2008
CERTIFIED SURVEY MAP
Date Recorded: 8/25/2007
3007R-216208-9-507
Updated: 6/12/2009

HISTORY: Expanded All History
Tax ID: 28379 Pin: 04-024-47-08-33-1-00-503-41000 Fee: 65-41250000
Tax ID: 10338 Pin: 04-024-47-08-33-1-00-503-40000 Fee: 65-41250000
Tax ID: 28379 Pin: 04-024-47-08-33-1-00-503-39300 Fee: 65-41250000
Parents: Children

Ownership: CTD LLC
Updated: 3/25/2018
Billing Address: 58150 STATE HWY 137
ASHLAND WI 54806
Mailing Address: CTD LLC
58150 STATE HWY 137
ASHLAND WI 54806
Site Address: * Indicates Private Road
9828 TERPEE TRL
IRON RIVER 54843
Property Assessment: 2021 Assessment Detail
Updated: 3/30/2021
Code: 01-RESIDENTIAL
Acres: 1.000
Land: 188,100
Imp: 118,300
Total: 306,400

3-Year Comparison:
Land: 188,100
Improved: 118,300
Total: 306,400
Change: 0.00%
-82.34%
-38.94%

Property History:
Parent Properties:
04-024-47-08-33-1-00-503-39300
04-024-47-08-33-1-00-503-40000
04-024-47-08-33-1-00-503-41000
Tax ID: 28379
28379
28379

Property Status: Current
Created On: 3/13/2008 9:46:08 AM
Updated: 3/25/2018
ASHLAND WI

Town, City, Village, State or Federal
Permits May Also Be Required

SHORELAND

LAND USE – **X**

SANITARY –

SIGN –

SPECIAL –

CONDITIONAL –

BOA –

BAYFIELD COUNTY

PERMIT

**WEATHERIZE AND POST THIS PERMIT
ON THE PREMISES DURING CONSTRUCTION**

No. **22-0267** Issued To: **CTD LLC**

Location: $\frac{1}{4}$ of $\frac{1}{4}$ Section **33** Township **47** N. Range **8** W. Town of **Iron River**

Gov't Lot **3** Block Subdivision CSM# **1563**
In V. 9 P. 208

Residential Structure in R-1 zoning district

For: **Accessory: [1- Story w/Loft]; Garage/Bunkhouse (24' x 28') = 672 sq. ft.] ; Loft (12' x 28') = 336 sq. ft.**
at a Height of 22'

(Disclaimer): Any future expansions or development would require additional permitting.

Condition(s): **Build as Proposed. Must meet and maintain setbacks including eaves and overhangs. No Pressurized water allowed in structure unless a sanitary permit is required prior. State/Town/DNR permits may be required. A Uniform Dwelling Code (UDC) Permit from the locally contracted UDC Inspection Agency must be obtained prior to the start of construction.**

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification web page or contact a department of natural resources service center (715) 685-2900.

NOTE: This permit expires one year from date of issuance if the authorized construction work or land use has not begun.

Changes in plans or specifications shall not be made without obtaining approval. This permit may be void or revoked if any of the application information is found to have been misrepresented, erroneous, or incomplete.

This permit may be void or revoked if any performance conditions are not completed or if any prohibitory conditions are violated.

Tracy Pooler, AZA

Authorized Issuing Official

October 5, 2022

Date